

The Altavista Planning Commission held a regularly scheduled meeting in the Council Chambers on Monday, October 1, 2018 at 5:00 PM

Members present - John Jordan, Chairman
Marvin Clements
Tim George
Marie Mitchell
John Woodson

Staff - Waverly Coggsdale
Cheryl Dudley
John Eller

Also present - Gretchen Clark
Tim Reynolds
Mike Mattox

The agenda was reviewed and approved as presented. A motion was made by Mr. George and seconded by Mr. Clements. All members were in favor with none opposing.

The Minutes from the meeting on Monday, August 6, 2018 were reviewed and approved as presented. A motion was made by Mr. George and seconded by Mr. Woodson. All members were in favor with none opposing.

New business – Proposed development of the addition to the storage units located at 2181 Lynch Mill Road. Mr. Coggsdale stated that it is his understanding that potential applicants come before the PC prior to filing an application to let them know what it is they are wanting to do. The PC then provides them guidance on the proper process and procedure. He then stated that an application was filed for a zoning permit. When it was reviewed it showed that dates to a SUP the PC issued in 2005.

Mr. Mattox applied for a zoning permit to allow additional storage units to be constructed on his property at the corner of Lynch Mill Road and Ogden Road. After a review it was determined that the proposal would not be allowed under the existing SUP that was issued by the TC on June 14, 2005.

In 2005, the Zoning Ordinance did not address “storage units” as a permitted use in any district and it was the procedure to allow such unidentified uses to be pursued through a Special Use Permit process. Accordingly, that is the process that was utilized in the ultimate granting of the previously mentioned Special Use Permit.

With a major overhaul of the Town’s Zoning Ordinance in 2011, the use (*mini-storage*) was added to the list of permitted uses in the Commercial “C-2” zoning district but requires the issuance of a Special Use Permit and in addition, imposed Development Standards on the use. The ordinance also allows the use (*mini-storage*) in the Industrial “M” zoning district as a by-right permitted use, but subject to Developmental Standards. Accordingly, the use is not permitted in any other zoning

district, most notably the Commercial “C-1” zoning district, the same zoning district that the Planning Commission felt was appropriate for said use in 2005.

Prior to filing an application, the applicant is seeking input/feedback regarding possible avenues for the proposed project to proceed. There are several options:

- Amend existing Special Use Permit allowing development on previously undeveloped property;
- Rezone parcel to Commercial “C-2” and amend existing Special Use Permit;
- Rezone parcel to Commercial “C-2” and seek new Special Use Permit for new development.

The individual may decide to pursue one of the options, based on the Planning Commission’s feedback/guidance. Staff would work with the individual to file an application and the matter could be set for public hearing at the next available Planning Commission meeting.

Chairman Jordan stated that he thought amending the existing zoning permit would be all that the PC needed to do in this instance. The other part of the permit would be to treat each instance in this matter equal.

Mr. Eller stated that he thinks all the PC needs to do is to modify the existing SUP with a public hearing to have more units added.

Chairman Jordan asked if there would need to be any buffers on the property so that residents in the area would not have it in their back yards and Mr. George stated that he drove past the location on each side of the property and he said that it looks like there is a row of white pine trees on the back side of the property.

Mr. Clements stated that he agrees with amending the existing SUP instead of rezoning the property. And he agrees with Mr. George that no additional buffers are needed.

Gretchen Clark from Reynolds-Clark Development, Inc. spoke and stated that they have been working with Mr. Mattox on this project. She presented the PC with a layout of the property and highlighted the parcel with the 1.8 acres and the existing storage units. There are currently 72 units on the parcel now. The map presented to the PC shows where the additional 25 climate-controlled units and the 61 regular units would be constructed.

Mrs. Clark continued by stating that this would be a significant investment for Mr. Mattox. They won’t be open dusk to dawn, only daytime hours and there is low traffic flow on a regular day to day basis at this location.

Chairman Jordan asked if there would need to be a buffer between Mr. Mattox’s property and any adjacent properties.

Tim Reynolds from Reynolds-Clark Development, Inc. stated that the intent is to match and meet the existing buffer that is on the property that Mr. Mattox owns now around the entire perimeter of the property.

Mr. Reynolds stated that storm water quality and quantity is required for the project and it will be done in underground chambers so that there is no unsightly pond or overgrowth. This has already been discussed with Campbell County, so they have a preliminary idea of what will be done. The existing storage units will have paved parking as well as the new units.

Mrs. Clark stated that if the project is done under the new standards it would "kill" the whole project. She is asking for the amendment of the original SUP.

Mr. Reynolds also added that they are wanting to match what is in existence now to make the site plan consistent, so they can make it look the same. The new standards are more restrictive than what is in place with the original SUP. He stated that they would like to match the existing plan and that the business Mr. Mattox has now is a very successful business and has been an asset to the community.

Mr. Coggsdale stated that when the application is filed that the PC review it and proceed with advertising twice and scheduling a public hearing for the next PC meeting.

The next order of business was to discuss the possible modification of the zoning ordinance to include an event venue type of use. Mr. Coggsdale suggested to maybe add it to the permitted uses by SUP. He suggested that this be an open discussion between PC and TC.

The meeting adjourned at 6:07PM

John Jordan, Chairman

Waverly Coggsdale, Town Manager